

DAVID BRILEY  
MAYOR



# METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission  
Sunnyside in Sevier Park  
3000 Granny White Pike  
Nashville, Tennessee 37204  
Telephone: (615) 862-7970  
Fax: (615) 862-7974

## STAFF RECOMMENDATION 1005 Mansfield Street May 15, 2019

**Application:** New Construction—Preliminary SP  
**District:** Maxwell Heights Neighborhood Conservation Zoning Overlay  
**Council District:** 05  
**Base Zoning:** RS5  
**Map and Parcel Number:** 08208039800  
**Applicant:** Wojtek Krupka  
**Project Lead:** Melissa Baldock, [Melissa.Baldock@nashville.gov](mailto:Melissa.Baldock@nashville.gov)

**Description of Project:** A detached accessory dwelling unit is requested on this single-family zoned lot via an SP rezoning. (2019SP-038-01) The rezoning request is currently on the Planning Commissions May 23, 2019 agenda.

**Recommendation Summary:** Staff recommends approval of the proposed preliminary SP with the following conditions:

1. The applicant submit revised second floor and roof plans showing the dormers as inset two feet (2') from the wall below; and
2. MHZC staff approve the final choices for all windows and doors prior to purchase and installation.

With these conditions, staff finds the project to meet the design guidelines for an outbuilding, specifically a detached accessory dwelling unit, in the Maxwell Heights Neighborhood Conservation Zoning Overlay.

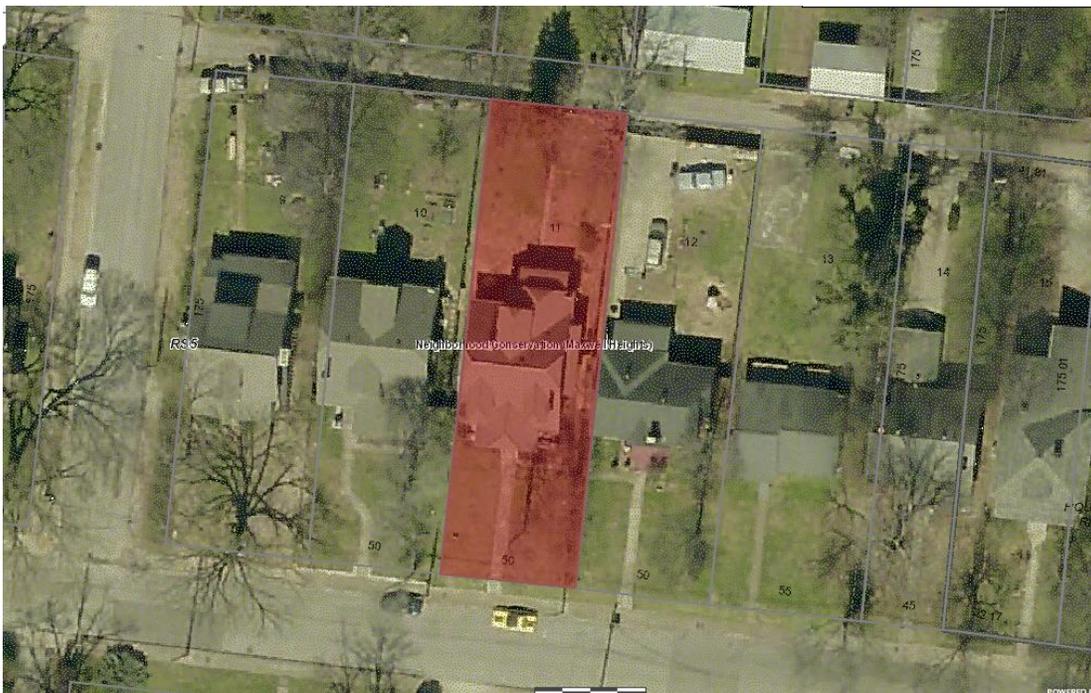
Because the conditions recommended are typical of outbuildings, staff recommends that the final SP be administratively reviewed rather than returning to the Commission, as typically required of SP requests.

**Attachments**  
**A:** Site Plan  
**B:** Elevations

**Vicinity Map:**



**Aerial Map:**



## **Applicable Design Guidelines:**

### **II.B. GUIDELINES**

#### **1. New Construction**

##### **a. Height**

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

##### **b. Scale**

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.*

##### **c. Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

*The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).*

*Appropriate setbacks will be determined based on:*

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

*Appropriate height limitations will be based on:*

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

*In most cases, an infill duplex should be one building, as seen historically in order to maintain the rhythm of the street. Detached infill duplexes may be appropriate in the following instances:*

- There is not enough square footage to legally subdivide the lot but there is enough frontage design guidelines;*
- The second unit follows the requirements of a Detached Accessory Dwelling Unit; or*
- An existing non-historic building sits so far back on the lot that a building may be constructed in front of it in a manner that meets the rhythm of the street and the established setbacks.*

##### **d. Materials, Texture, Details, and Material Color**

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

*T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal. The reveal for lap siding should not exceed 5". Larger reveals may be possible but should not exceed 8" and shall have mitered corners.*

*Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7"). Four inch (4") nominal corner boards are required at the face of each exposed corner.*

*Stud wall lumber and embossed wood grain are prohibited.*

*Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.*

*When different materials are used, it is most appropriate to have the change happen at floor lines.*

*Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.*

*Texture and tooling of mortar on new construction should be similar to historic examples.*

*Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.*

*Generally front doors should be 1/2 to full-light. Faux leaded glass is inappropriate.*

#### **e. Roof Shape**

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

*Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.*

*Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.*

*Generally, two-story residential buildings have hipped roofs.*

*Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.*

#### **f. Orientation**

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

##### *Porches*

*New buildings should incorporate at least one front street-related porch that is accessible from the front street.*

*Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.*

*Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.*

##### *Parking areas and Driveways*

*Generally, curb cuts should not be added.*

*Where a new driveway is appropriate it should be two concrete strips with a central grassy median.*

*Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.*

##### *Duplexes*

*Infill duplexes shall have one or two doors facing the street, as seen on historic duplexes. In the case of corner lots, an entrance facing the side street is possible as long as it is designed to look like a secondary entrance.*

*In the case of duplexes, vehicular access for both units should be from the alley, where an alley exists. A new shared curb cut may be added, if no alley and no driveway exists, but the driveway should be no more than 12' wide from the street to the rear of the home. Driveways should use concrete strips where they are typical of the historic context. Front yard parking or driveways which end at the front of the house are not consistent with the character of the historic neighborhoods.*

#### **Multi-unit Developments**

*For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street. For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.*

#### **g. Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

*Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.*

*In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.*

*Double-hung windows should exhibit a height to width ratio of at least 2:1.*

*Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.*

*Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.*

*Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.*

*Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.*

#### **h. Utilities**

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

*Generally, utility connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.*

#### **i. Outbuildings**

*(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)*

1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

#### **Outbuildings: Height & Scale**

*· On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*

- On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.
- The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADUs or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.

#### *Outbuildings: Character, Materials and Details*

- Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

#### *Outbuildings: Roof*

- Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.
- The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.

#### *Outbuildings: Windows and Doors*

- Publicly visible windows should be appropriate to the style of the house.
  - Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.
  - Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.
  - Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.
- For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

#### *Outbuildings: Siding and Trim*

- Brick, weatherboard, and board-and-batten are typical siding materials.
- Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
- Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
- Stud wall lumber and embossed wood grain are prohibited.
- Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

*Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.*

*Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.*

Generally, attached garages are not appropriate; however, instances where they may be are:

- Where they are a typical feature of the neighborhood; or
- When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.

#### *Setbacks & Site Requirements.*

- To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.
- A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.
- There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.
- At least one side setback of a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be up to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.

#### *Driveway Access.*

- On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.
  - On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

#### ***Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.***

- The lot area on which a DADU is placed shall comply with Table 17.12.020A.
  - The DADU may not exceed the maximums outlined previously for outbuildings.
  - No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.
- Density.*
- A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.
- Ownership.*
- No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.
  - The DADU cannot be divided from the property ownership of the principal dwelling.
  - The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
  - Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.

#### *Bulk and Massing.*

- The living space of a DADU shall not exceed seven hundred square feet.

#### ***j. Public Spaces***

*Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.*

*Generally, mailboxes should be attached to the front wall of the house or a porch post. In most cases, street-side mailboxes are inappropriate.*

**Background:** The building at 1005 Mansfield Street is a one- and one-half story Craftsman bungalow, constructed circa 1930 (Figure 1).



Figure 1: 1005 Mansfield Street, front.

**Analysis and Findings:** The applicant is proposing to construct an outbuilding, specifically a detached accessory dwelling unit. Because the property is zoned single-family, which would not allow for a second unit, the applicant seeks to rezone the lot as an SP. (2019SP-038-01) The rezoning request is currently on the Planning Commission’s May 23, 2019 agenda. The process for a DADU includes a comment from the MHZC prior to the case being heard by the Planning Commission and then a final review by the MHZC after the Planning Commission decision. Because this is such a simple project, staff recommends that the final SP review be conducted by MHZC staff rather than going to the MHZC.

*Height & Scale:*

	<b>Primary Structure</b>	<b>Potential Max</b>	<b>Proposed</b>
<b>Ridge Height</b>	24.3’	24’	20’ 6”
<b>Eave Height</b>	9’6”	10’	9’6”
<b>Footprint</b>	~1360 sq. ft	750 sq. ft.	750 sq. ft.

Staff finds that the proposed height and scale meet Sections II.B.1.a, II.B.1.b. and II.B.1.i. of the design guidelines.

*Character, Materials & Details:*

	<b>Proposed</b>	<b>Color/Texture/Make/Manufacturer</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires Additional Review</b>
<b>Foundation</b>	Concrete Slab	Typical	Yes	No
<b>Primary Cladding</b>	Cement-Fiber Clapboard	Smooth-Faced, 5" Reveal	Yes	No
<b>Secondary Cladding</b>	Board-and-batten	Smooth	Yes	No
<b>Trim</b>	Wood or cement fiberboard	Smooth	Yes	No
<b>Primary Roofing</b>	Asphalt Shingles	Matching principal dwelling	Yes	No
<b>Windows</b>	Double-hung, Fixed	Not provided	Unknown	Yes
<b>Pedestrian Doors</b>	Not provided	Not Provided	Unknown	Yes
<b>Vehicle Doors</b>	Not provided	Not Provided	Unknown	Yes

With a condition that staff approve all window and door selections, Staff finds that the project's materials meet Sections II.B.1.d. and II.B.1.i. of the design guidelines.

*Roof Shape:*

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Appropriate?</b>
Primary Form	Side- Gable	Yes
Primary Pitch	9/12	Yes
Dormer Form	Shed	Yes
Dormer Pitch	3/12	Yes

*Bulk and Massing:*

	<b>YES</b>	<b>NO</b>
<b>If there are stairs, are they enclosed?</b>	Yes	
<b>If a corner lot, are the design and materials similar to the principle building?</b>	N/A	
<b>If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?</b>	Yes	
<b>If dormers are used, do they sit back from the wall below by at least 2'?</b>	Yes*	
<b>Is the roof pitch at least 4/12?</b>	Yes	

<b>If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?</b>	N/A	
<b>Is the building located towards the rear of the lot?</b>	Yes	

\*The elevations show that the proposed dormers are stepped back two feet (2') from the wall below. However, the second floor plan and the roof plan do not show the dormers as inset the required two feet (2'). In order to meet the design guidelines, the dormers must be inset two feet (2'). Staff there recommends receipt of a revised second floor and roof plan showing the dormer inset of two feet (2').

If the applicant submits revised second floor and roof plans showing the dormers as inset two feet (2') from the wall below, staff finds that the design of the outbuilding meets section II.B.1.i. of the design guidelines.

*Site Planning:*

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Space between principal building and DADU/Garage</b>	20'	20.1'
<b>Rear setback</b>	5'	14.7'
<b>L side setback</b>	5'	10.5'
<b>R side setback</b>	5'	9.4'
<b>How is the building accessed?</b>	From the alley or existing curb cut	Alley

The proposed outbuilding meets the setbacks established by MHZC for outbuildings. Staff finds that the outbuilding meets the setback and site planning requirements of section II.B.1.i. of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the proposed preliminary SP with the following conditions:

1. The applicant submit revised second floor and roof plans showing the dormers as inset two feet (2') from the wall below; and
2. MHZC staff approve the final choices for all windows and doors prior to purchase and installation.

With these conditions, staff finds the project to meet the design guidelines for an outbuilding, specifically a detached accessory dwelling unit, in the Maxwell Heights Neighborhood Conservation Zoning Overlay.

Because the conditions recommended are typical of outbuildings, staff recommends that the final SP be administratively reviewed rather than returning to the Commission, as typically required of SP requests.

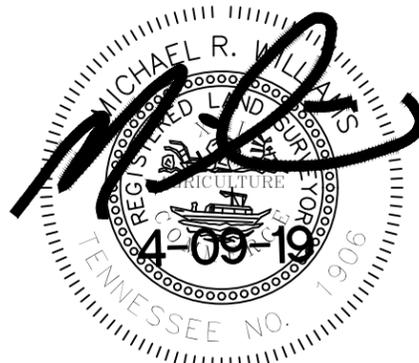
**LEGEND**

IRON PIN OLD 1/2" OR 5/8" REBAR	● IP(O)	EDGE OF PAVEMENT	---
5/8" IRON PIN NEW & CAP	● IP(N)	EASEMENT LINE	- - - - -
GATE POST	○ GP	MINIMUM BUILDING SETBACK LINE	20' MBSL
WATER VALVE	⊠	PROPERTY/R.O.W. LINE	---
FIRE HYDRANT	⊕	EDGE OF CONC.	---
WATER METER	⊞	UNDERGROUND WATER	6 W
MANHOLE	⊙	SEWER LINE	S 8
UTILITY POLE	⊞	SILT FENCE	SF SF
LIGHT POLE	⊞		

**NOTES:**

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE SCALED FROM MAPS OF RECORD ONLY AND NOT FIELD LOCATED. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THIS SURVEYOR. SIZE AND EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY.
- 3) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 4) THE PROPERTY IS CURRENTLY ZONED "RS5" RESIDENTIAL MINIMUM 5,000 SQ. FT. LOT; SETBACKS PER ZONING CODE TABLE 17.12.020A ARE: STREET= 20' MINOR/LOCAL OR 40' ALL OTHER, SIDE= 5', REAR= 20' ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED WITH METRO CODES DEPT. 862-6500.
- 5) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE PARTIES NAMED AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.
- 6) ALL BUILDING AND GARAGE DIMENSIONS SHOWN HEREON ARE TAKEN FROM PLANS AND/OR CAD DRAWINGS PROVIDED BY CLIENT.
- 8) ALL NEW DRIVEWAY CULVERTS WILL BE 15" CORRUGATED METAL PIPES (CMP) IF NEEDED.
- 9) CONTOURS SHOWN HEREON ARE NOT FIELD RUN, BUT TAKEN FROM METRO GIS MAP.
- 10) THIS IS NOT A BOUNDARY SURVEY.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MICHAEL R. WILLIAMS R.L.S., TN. # 1906

PREPARED BY:

**HFR DESIGN**

214 Centerview Drive Suite 300  
Brentwood, TN 37027

615.370.8530

615.370.8500

hfrdesign.com



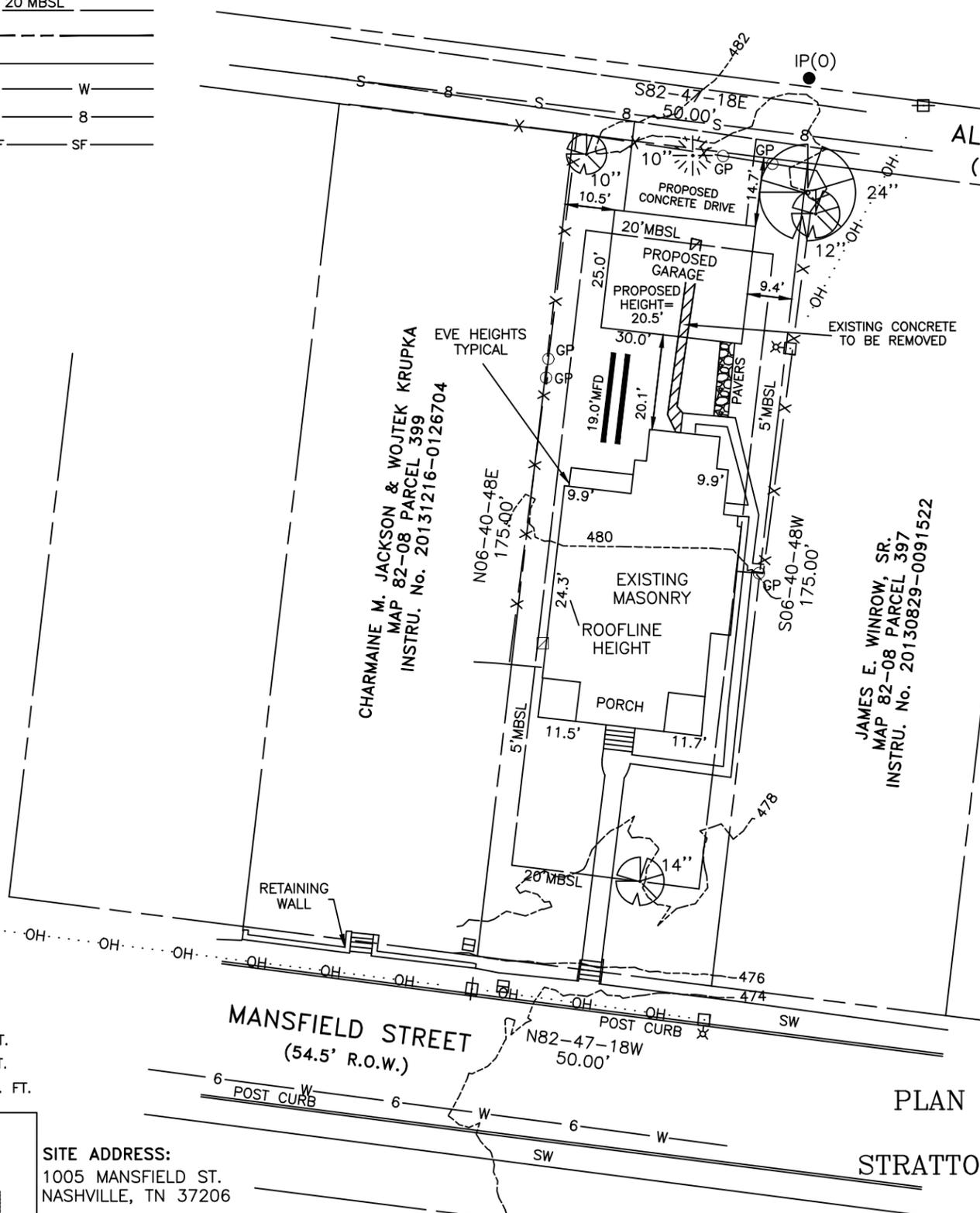
SURVEY DIVISION [mwilliams@hfrdesign.com](mailto:mwilliams@hfrdesign.com)

TOTAL AREA: 8750 SQ. FT. OR (0.201± ACRES)

30 0 15 30 60



GRAPHIC SCALE - 1" = 30'



**EXISTING IMPERVIOUS:**

ROOF TOTAL AREA: 1904 SQ. FT.  
OTHER TOTAL AREA: 726 SQ. FT.  
TOTAL EXISTING AREA: 2630 SQ. FT.

**PROPOSED IMPERVIOUS:**

ROOF TOTAL AREA: 750 SQ. FT.  
OTHER TOTAL AREA: 385 SQ. FT.  
TOTAL CONCRETE REMOVED: 81 SQ. FT.  
TOTAL PROPOSED ADDED: 1054 SQ. FT.

STORMWATER NOTE: OWNER/DEVELOPER TO PROVIDE 36" DEEP BY 24" WIDE, THAT PROVIDES 38' TOTAL FEET OF (MFD). ALL ROOF DRAINS TO BE CONNECTED TO (MFD). DEVELOPER MAY ATTACH TABLES/CHARTS FOR MORE DETAILED INFORMATION. ALL (MFD) TO BE CONSTRUCTED TO METRO STANDARDS.

**PLOT PLAN**

FOR  
LOT 11

PLAN OF HOUSE & SIMONTON'S SUBDIVISION  
OF LOTS 1 TO 16 INCLUSIVE IN  
STRATTON & SEYMOUR'S ADDITION TO EDGEFIELD

P.B. 57 PAGE 137

5TH COUNCILMANIC DISTRICT

NASHVILLE-DAVIDSON COUNTY-TENNESSEE

DATE: 4-09-19(REV: 4-16-19):REV:5-2-19

HFR PROJECT NO. 2019044

SITE ADDRESS:  
1005 MANSFIELD ST.  
NASHVILLE, TN 37206

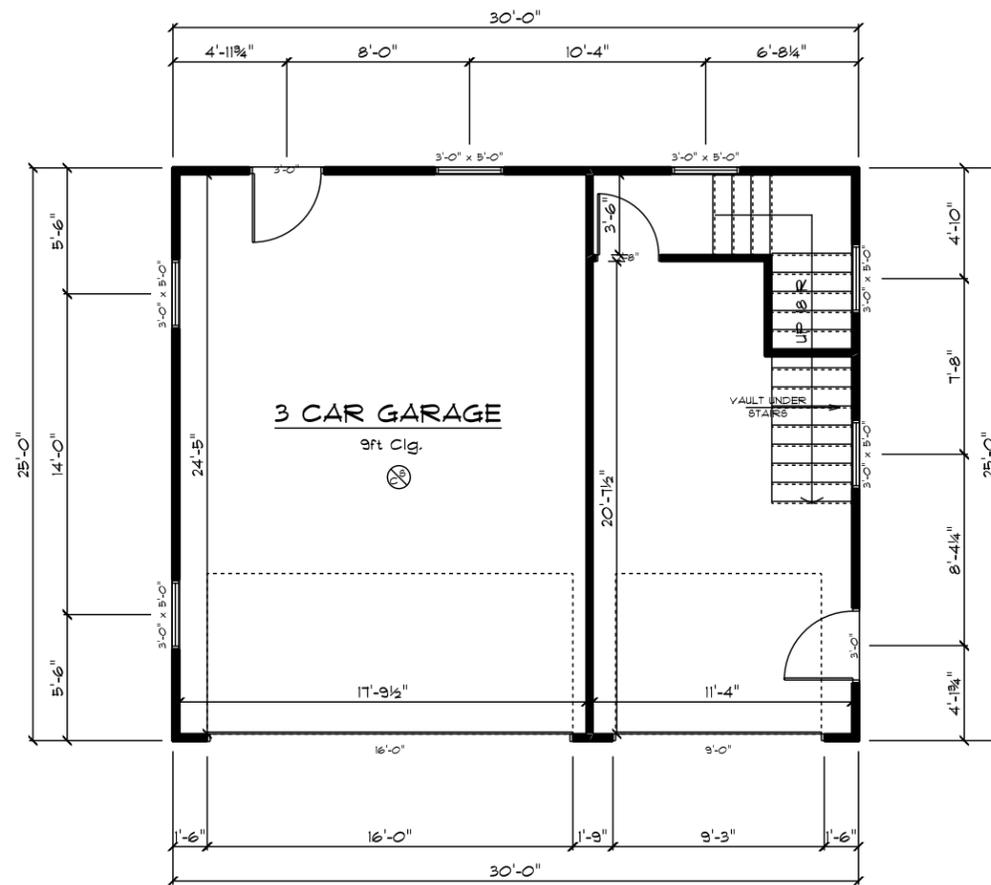
PREPARED FOR:  
WOJTEK KRUPKA  
1005 MANSFIELD ST.  
NASHVILLE, TN 37206

SITE INFORMATION:  
WOJTEK KRUPKA  
MAP 82-08 PARCEL 398  
INSTRU. No. 20151120-0117860

S.P.C.S. NAD 83(1995) NAVD 88

G:\2019044\Survey\2019044-1005 MANSFIELD PLOT PLAN REVISED.dwg, 5/2/2019 8:11:12 AM, DReagan, ANSI full bleed B (17.00 x 11.00 Inches), 1:30

**1ST FLOOR PLAN**



**GENERAL NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHAYVA MFS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
- ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE), AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURRING.
- ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
- ALL WINDOW HEADERS FIRST FLOOR AND BASEMENT ARE TO BE AT 8'-0" UNLESS OTHERWISE NOTED.

**FRAMING NOTE:**

- ALL DIMENSIONS TO FACE OF FRAMING.
- EXTERIOR WALLS DIMENSIONED @ 3/2".
- INTERIOR WALLS DIMENSIONED @ 3/2".

**PLAN NOTES:**

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE CONSTRUCTION OF THE HOME MEETS ALL LOCAL CODES AND ENERGY TYPES PRIOR TO CONSTRUCTION. BUILDER SHOULD VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.

- ⊙ SMOKE DETECTOR
- ⊙ SMOKE & CARBON MONOXIDE COMBO DETECTOR

**NOTES:**

- A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN THE DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
- CARBON MONOXIDE DETECTION SYSTEMS THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION AFFLAINAGES INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALARMS AND NFPA TO SHALL BE PERMITTED.
- WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY, OWNED BY THE HOMEOWNER AND SHALL BE MONITORED.

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE CONSTRUCTION SITE AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES THAT ARE NOT REPORTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

Main	750 SF
Second	650 SF
Total	1400 SF

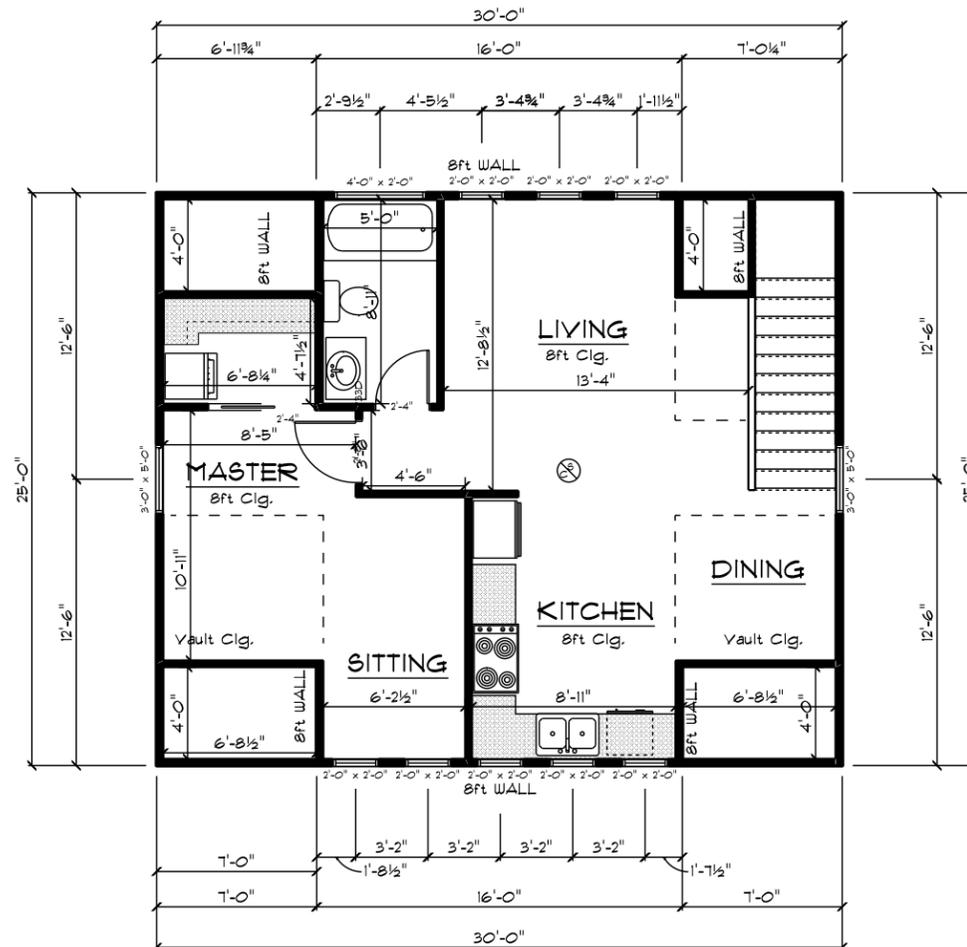
**KRUPKA GARAGE**

1005 Mansfield Ave.  
Nashville, TN, 37206

Main Floor Plan  
Scale 1/4" = 1' ON 24" x 36" PAPER  
Scale 1/8" = 1' ON 11" x 17" PAPER

Date: 4-15-2019

**2ND FLOOR PLAN**



**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS AND FHAYVA MFS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED, NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE), AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT WITH LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND AN ENGINEER IN THE STATE WHERE THE CONSTRUCTION IS OCCURRING.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
10. ALL WINDOW HEADERS FIRST FLOOR AND BASEMENT ARE TO BE AT 8'-0" UNLESS OTHERWISE NOTED.

**FRAMING NOTE:**

1. ALL DIMENSIONS TO FACE OF FRAMING.
2. EXTERIOR WALLS DIMENSIONED @ 3/2".
3. INTERIOR WALLS DIMENSIONED @ 3/2".

**PLAN NOTES:**

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY THE CONSTRUCTION OF THE HOME MEETS ALL LOCAL CODES AND ENERGY TYPES PRIOR TO CONSTRUCTION. BUILDER SHOULD VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO CONSTRUCTION.

- ⊙ SMOKE DETECTOR
- ⊙ SMOKE & CARBON MONOXIDE COMBO DETECTOR

**NOTES:**

1. A CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN THE DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
2. CARBON MONOXIDE DETECTION SYSTEMS THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALARMS AND NFPA 720 SHALL BE PERMITTED.
3. WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY, OWNED BY THE HOMEOWNER AND SHALL BE MONITORED.

**KRUPKA GARAGE**  
1005 Mansfield Ave.  
Nashville, TN, 37206

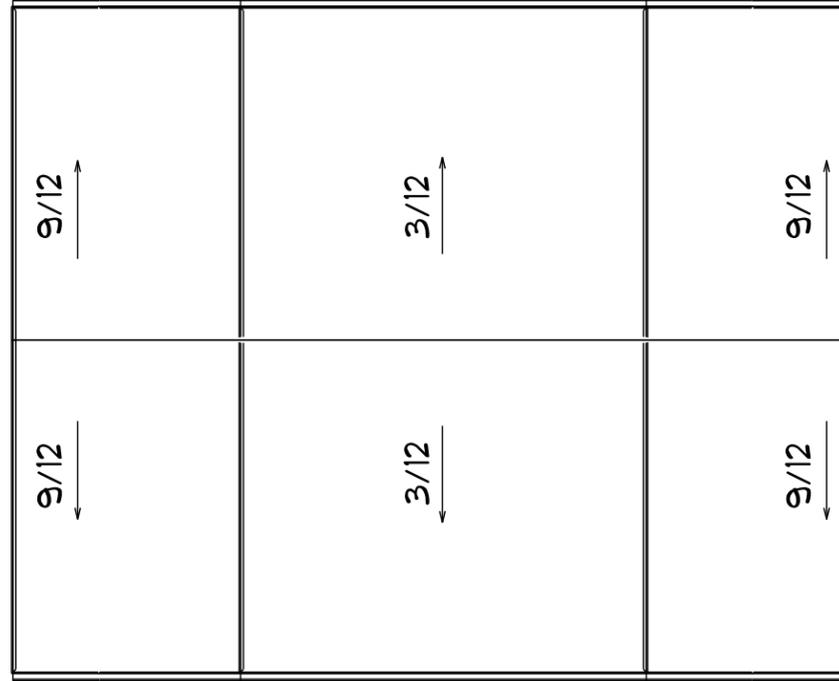
Second Floor Plan  
Scale 1/4" = 1' ON 24" x 36" PAPER  
Scale 1/8" = 1' ON 11" x 17" PAPER

Date: 4-15-2019

Main	750 SF
Second	650 SF
Total	1400 SF

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DISCREPANCIES THAT ARE NOT REPORTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

**ROOF PLAN**



Date: 4-15-2013

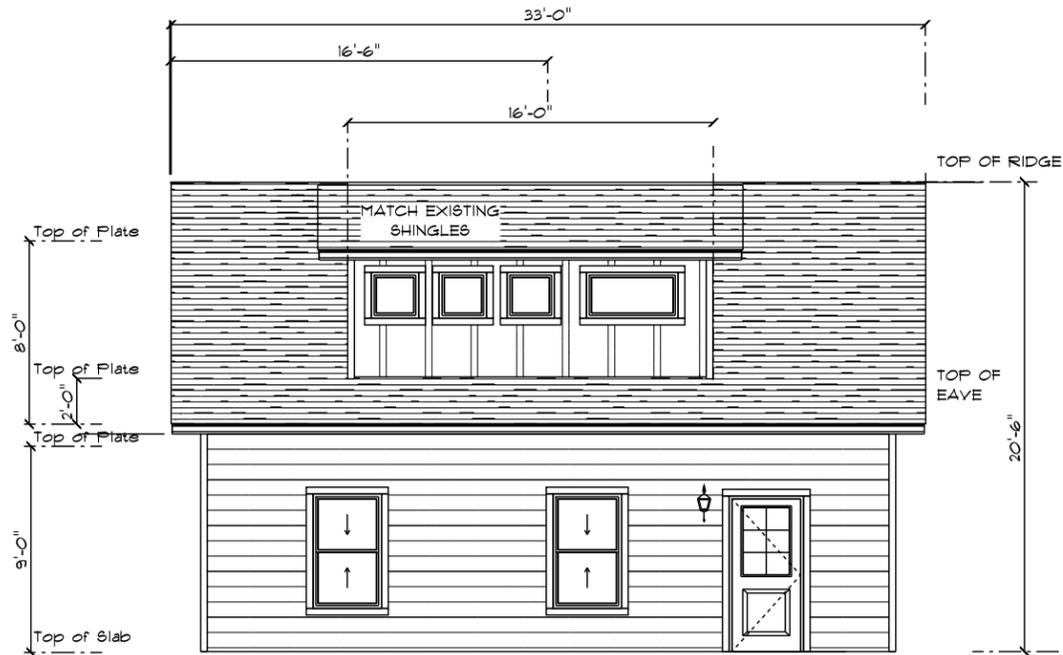
Roof Plan  
 Scale 1/4" = 1'  
 Scale 1/8" = 1'

**KRUPKA GARAGE**  
 1005 Mansfield Ave.  
 Nashville, TN, 37206

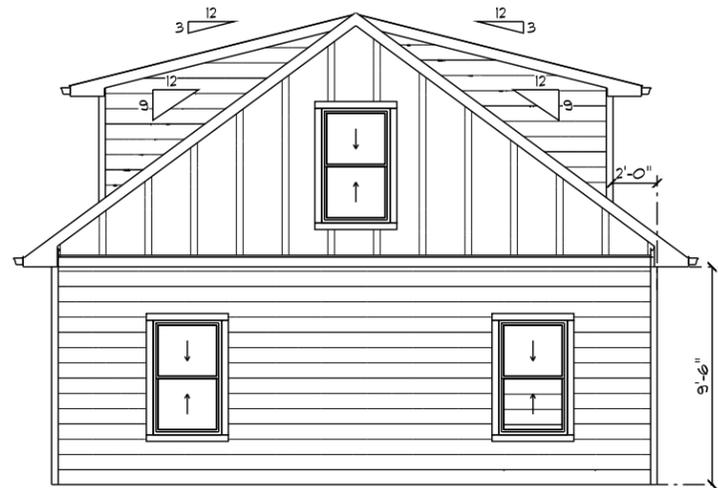
Main.....	750 SF
Second.....	650 SF
Total.....	1400 SF

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.  
 THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE  
 CONSTRUCTION MEETS OR EXCEEDS ALL CODES.  
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE  
 ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS  
 WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME

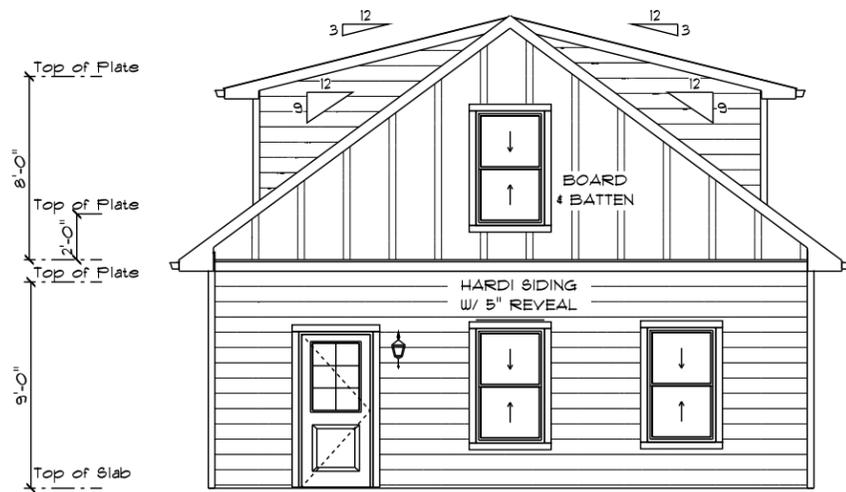
33'-0" x 1/2 = 16'-6"  
 16'-0" < 16'-6"



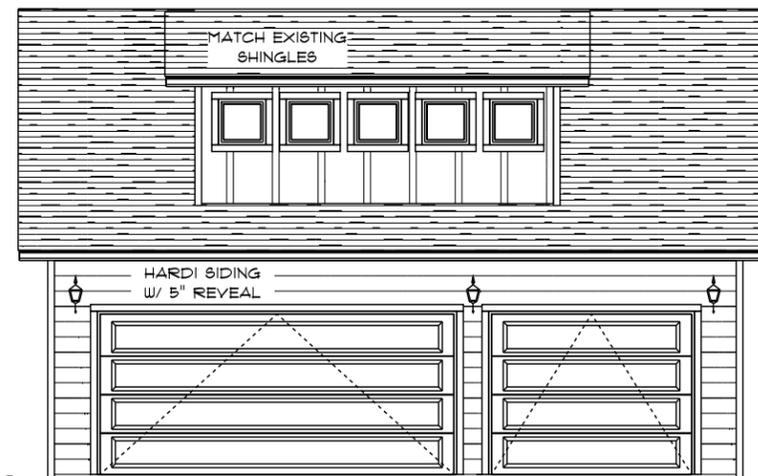
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



THESE DRAWINGS ARE FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ENSURE CONSTRUCTION MEETS OR EXCEEDS ALL CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS WITH THE FRAMEWORK AND AESTHETICS OF THIS HOME.

Main.....750 SF  
 Second.....650 SF  
 Total.....1400 SF

**KRUPKA GARAGE**

1005 Mansfield Ave.  
 Nashville, TN, 37206

Elevations  
 Scale 1/4" = 1'  
 Scale 1/8" = 1'

Date: 4-15-2019